GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development (CRDA) Department - Andhra Pradesh Capital Regional Development Authority – Recommendations of 20th Group of Ministers (GoM) regarding review of land allocation for various institutions in CRDA region – Accorded – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (CRDA) DEPARTMENT

G.O.MS.No.226 **Dated: 12-11-2025**

Read the following :-

1. G.O.Rt.No.1571, GA(Cabinet)Dept., Dt.12.09.2024
2. G.O.Ms.No.42, MA&UD (CRDA)Dept., Dt.19.03.2025
3. G.O.Ms.No.78, MA&UD (CRDA)Dept., Dt.09.05.2025
4. G.O.Ms.No.122, MA&UD (CRDA)Dept., Dt.13.07.2025
5. G.O.Ms.No.166, MA&UD (CRDA)Dept., Dt.25.08.2025
6. Minutes of the 20th Group of Ministers (GoM) Meeting, dt:08.11.2025
7. From the Commissioner, APCRDA, Vijayawada, File No. MAU61-EE0EST(LDAL)/22/2025-ESTC-Part(6), Dt: 08-11-2025.

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ORDER :-

In the reference G.O.1st read above, Government have constituted a Group of Ministers (GoM) to examine issues related to land allocation for various Institutions in the CRDA Region. Accordingly, the 20th Meeting of Group of Ministers (GoM) was held on 08.11.2025. After reviewing previous land allotments and considering new proposals, the Group of Ministers (GoM) submitted its recommendations to the Government in the reference 6th read above.

2. After careful examination, the Government hereby approves the following recommendations made by the Group of Ministers concerning the review of land allocation to various institutions within the CRDA region.

I. New Proposals for land allotment in Amaravati:-

Eleven (11) new applications totaling 49.50 Acres. The GoM support the allotment as follows:-

Sl. No	Nature of Institute	Name of the organization	Requested Extent in Ac. Cts.	Proposed extent in Ac. Cts.	Village & Sy. Nos	Proposed BUA (Sft)	Proposed FSI	Mode of Allotment	Applicable Price per acre

1	Schools	Basil-woods International School	4.00	4.00	Inavolu: Sy. Nos 132. Mandadam: Sy. Nos 492,493,498	1,50,000	5 & above	Free hold	50 Lakhs
2	Schools	Sancta Maria International School (Saint Mary's)	8.00	7.97	Thulluru: Sy. Nos 162,163,164, 419, 421,422	2,40,000	5 & above	Free hold	50 Lakhs
3	Private	CII Global Leadership Centre	15.00	15.00	Nowluru Sy. Nos. 233, 234, 235, 236, 237	1,00,000	1.6	Lease Hold 60 Years	4.1 Crore per acre Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum
4	GOI	Comptroller & Auditor General (CAG) - Residential	12.00	5.00	Inavolu: Sy. Nos. 56,57,58,64,81	8,90,774	5	Free hold	4.1 Crore Free Hold
5	GOI PSU	National Thermal Power Corporation Limited (NTPC)	2.00	1.50	Rayapudi: Sy. Nos. 143,144	1,13,000	5 & above	Lease Hold for 60 Years	4.1 Crore per acre lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum
6	GOAP	Judicial Academy	5.00	4.83	Pitchikalapalem: Sy. Nos 52,53	1,50,000	5	Lease Hold for 60 Years	Nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 years
7	GOI	COSMOS 2-Planetarium - Indian Institute of Astrophysics	5.00	5.00	Ananthavaram: Sy. Nos 14,15,221	50,000	5	Lease Hold for 60 Years	Rs. 1/- per Sq. Mtr per annum
8	Banks	Indian Overseas Bank (IOB)	1.00	0.40	Uddandarayunipalem: Sy. Nos 91, Velagapudi: Sy. Nos. 11,12,20	19,000	5	Lease Hold for 60 Years	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum
9	Banks	Punjab National Bank (PNB)	1.00	0.40	Uddandarayunipalem: Sy Nos. 80,81	69,700	5	Lease Hold for 60 Years	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum
10	Banks	Industrial Development Bank of India (IDBI Bank) Ltd	1.00	0.40	Uddandarayunipalem: Sy. Nos. 80,81	84,942	5	Lease Hold for 60 Years	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum
11	GOAP	National Academy of Construction (NAC)	10.00	5.00	Thulluru: Sy. Nos. 190,206	2,17,900	5 & above	Lease Hold for 60 Years	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum
Total				**49.50**					

II. Proposed for revising the previous land allotments modified in 2025 :-

Six (6) organizations previously allotted land in Amaravati are to be allotted a revised extent of 42.30 acres as detailed below:-

Sl. No.	Nature of Institute	Name of the organization	Previous Allotment GO No.	Requested Extent	Previous allotted extent in Ac. Cts	Previous Village & Sy. Nos.	Previous Price per Acre	Proposed land allotted in Ac. Cts.	Proposed Village & Sy. Nos.	Proposed BuA (S.ft)	Applicable Price per Acre
1	Schools	Hyderabad Educational Academy (Indus International Schools)	GO42 Dt: 19.03.2025	8.00	8.00	Thulluru: Sy. No. 80 @ FSI 2	50 Lakhs per acre on Free Hold	8.00	Thulluru: Sy. No 80 @ FSI 2	-	50 Lakhs per acre on Free Hold
2	GoI PSUs	BPCL - Office	GO42 Dt: 19.03.2025	5.00	0.40	Nidamarru: Sy. No. 411 @ FSI 1.6	4 Crore per acre on Free Hold	1.34	Nidamarru: Sy. Nos 346, 406, 410 @ FSI 1.6	1,00,000	4.1 Crore per acre as Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years.
3	GOI	IRCTC	GO 78 Dt: 09.05.2025	3.00	1.00	Velagapudi - Sy. No 189, 195 @ FSI 1.5	4 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years.	2.00	Thulluru: Sy. No: 185 @ FSI 5	4,35,600	4.1 Crore per acre as Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
4	GoAP	APHRDI	Previously cancelled GO.78 Dt: 09.05.2025	100.00	24. 94	Sakhamuru: Sy. No 97, 105, 89, 95, 93, 98, 106, 96	Rs 1 per Sq. Mtr / Annum. Lease Hold 60 years	10.00	Inavolu: Sy Nos. 125, 133, 136, 137, 138, 139, 140,141, 496	8,00,000	Rs 1 per Sq. Mtr/ annum. Lease Hold 60 years
5	Private	XLRI - (Additional Extent)	45th Authority Resolutio	74.40	50	Inavolu: Sy. Nos. 61, 62,	10 Lakh per acre on Free	11.79 (New) 61.79	Inavolu, Mandadam:	-	50 Lakh per acre on Free

			n			66, 67, 68, 69, 75, 76, 77, 134, 135, 148, 149 @ FSI 5	Hold	(Total)	Sy. Nos.139, 138, 136, 141, 140, 496 @ FSI 5		Hold
6	GOI PSUs	HUDCO additional extent	G.O 78 Dt: 09.05.2025	10.00	8.00	Inavolu: Sy. Nos.136, 137, 138, 143, 147 & 148 @ FSI 5	₹4 Crore per acre on Freehold	1.17 (New) 9.17 (Total)	Inavolu: Sy. Nos. 63, 66, 67, 68, 69 @ FSI 5		₹4 Crore per acre on Freehold
Total					**67.4**			**42.30**			

III. Proposed Residential Land allotments Banks & Government Institutions:-

Eight (8) land allotments for the purpose of residential allotments from Banks & Government Institutions totaling 12.66 Acres. The GoM support allotment as follows :-

Sl. No.	Nature of Institute	Name of the organization	Previous Allotment GO No.	Requested Extent	Previous allotted extent (Ac. Cts)	Previous Village & Sy. Nos.	Previous Price	Proposed land allotted in Ac. Cts.	Proposed Village & Sy. Nos.	Proposed BuA (S.ft)	Applicable Price per Acre
1	Banks	APCOB - Residential	GO 122 Dt: 13.07.2025	5.00	2.60	Nelapadu: Sy. No. 97 & 98	2 Crore per acre Free Hold	2.20	Inavolu: Sy. Nos. 132 134 @ FSI 5	4,00,752	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
2	Banks	SBI - Residential	GO42 Dt: 19.03.2025	8.00	0.50	-	4 Crore per Acre Free Hold	2.05	Inavolu: Sy. Nos. 134 @ FSI 5	2,50,000	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years

3	GOI	Reserve Bank of India (RBI) - Residential	GO 78 Dt: 09.05.2025	6.00	6.00	Inavolu: Sy. Nos. 132, 133, 134, 137	Rs. 1.0 Cr. Per acre lease premium on Lease Hold for 60 years and nominal lease rental of Rs. 1/- per sq. Mtr per annum	4.04	Inavolu: Sy. Nos. 132,133, 134,137 @ FSI 5	5,67,900	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
4	Banks	Bank of Baroda Residential		1.15				1.15	Inavolu: Sy. Nos. 132, 134 @ FSI 5	250,000	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
5	Bank	Canara Bank Residential		1.5				0.80	Inavolu: Sy. Nos. 78,134 @ FSI 5	150,000	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
6	Banks	Bank of India		2.00				0.82	Inavolu: Sy. Nos. 78,134 @ FSI 5	1,25,000	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
7	GOI PSU	BPCL - Residential		2.00				1.10	Inavolu: Sy. Nos. 78,134 @ FSI 5	2,00,000	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum

											for 60 Years
8	GOI	NIACL - Residential		7.00				0.50	Inavolu: Sy. Nos. 78,134 @ FSI 5	116,613	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
Total				**32.65**				**12.66**			

IV. <u>Proposal for continuing / revising the Previous land allotment allotted between 2014-19:-</u>

Six (6) organizations previously allotted land in Amaravati are to be allotted a revised extent of 16.19 acres as detailed below :-

Sl. No.	Nature of Institute	Name of the organization	Previous Allotment GO No.	Previous allotted extent in Ac. Cts	Previous Village & Sy. Nos.	Previous Price per Acre	Proposed land allotted in Ac. Cts. / Proposed Village & Sy. Nos.	Proposed BuA (S.ft)	Applicable Price per Acre
1	Schools	Amaravati Educational and Cultural Academy (Dayanand Anglo Vedic (DAV) School)	GO 419 31.12.2018	3.00	Abbarajupalem - Sy. No 52, 53, 54, 58, 68 & 79	50 Lakh per acre on Free Hold	3.00 acres Nekkallu Sy. No122, 123 @ FSI 1.5	1,39,500	50 Lakh per acre on Free Hold
2	GOI PSUs	Food Corporation of India (FCI)	GO 281 & 369, Dt: 21.07.2017 & 18.10.2017	0.50 office	Ananthavaram Sy. No 71	4 Crore per acre on Free Hold	0.50 acre office / Nelapadu – Sy. No 52,53 @ FSI 6	1,30,800	4 Crore per acre on Free Hold
				0.60 Residential	Velagapudi – Sy. No 105, 106		0.60 acre Residential/ Inavolu Sy. No 77,78 @ FSI 5		
3	Hotels	Kandhari Hotels Private Limited	22nd Authority Resolution no. 359/2018) Dt:18.12.2018	1.00	Tulluru Sy. No 185/ FSI 5	1.50 Crore Free Hold	1.00 acre / Tulluru Sy. No. 185 @ FSI 5	2,00,000	1.50 Crore per acre on Free Hold

4	Hotels	M/s. Kinara Group of Hotels Pvt Ltd., (Erstwhile Swagat Hotels Private Limited)	22nd Authority Resolutions (Vide resolution no. 359/2018) Dt:18.12.2018	1.00	Mandadam - Sy. No 232, 233 & 234 / FSI 5	1.50 Crore Free Hold	1.00 acre Mandadam: Sy. No 232, 233 & 234 @ FSI 5	150000	1.50 Crore per acre on Free Hold
5	GoAP	AP Public Libraries Department	GO 419 31.12.2018	1.00	-	Rs 1 per Sq. Mtr/ annum Transfer of Development operation Rights only	6.19 acre		Nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
6	School	GIIS K-12 Education Pvt. Ltd., (Global Indian International School - GIIS)	G.O. Ms. No. 146 MA & UD (CRDA.2) Department Dt: 08-05-2018	4.00	Sy. Nos. 152,153,154,155 at Sakhamuru	50 Lakhs per Acre	4.00 acre Sakhamuru Sy. Nos. 152,153,154,155	-	50 Lakh per acre on Free Hold
Total				**13.1**			**16.19**		

3. The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada is permitted to take necessary action in the matter in accordance with Amaravati Land Allotment Rules, 2017 and provisions of Amaravati Land Allotment Regulations,2017.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada

Copy to :

The G.A(Cabinet) Department, AP Secretariat.
The Finance Department, AP Secretariat.
The PS to Hon'ble Chief Minister of Andhra Pradesh.
The PS to Hon'ble Minister(MA&UD).
The PS to Chief Secretary to Government.
The PS to Prl.Secretary to Govt., MA&UD Department
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER